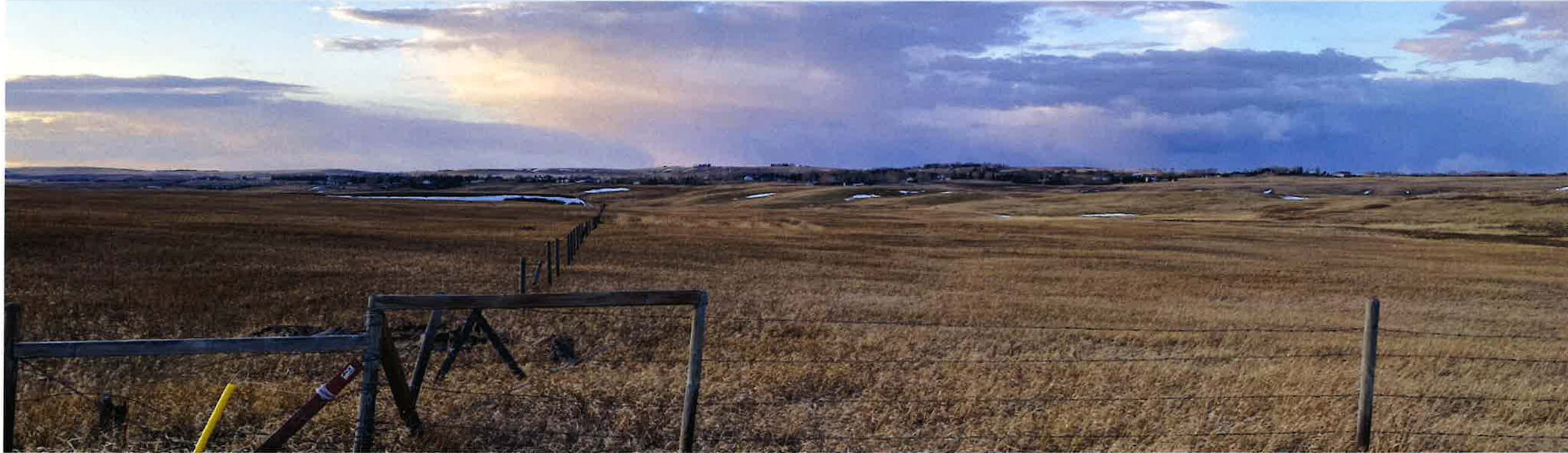


Public Hearing of Council

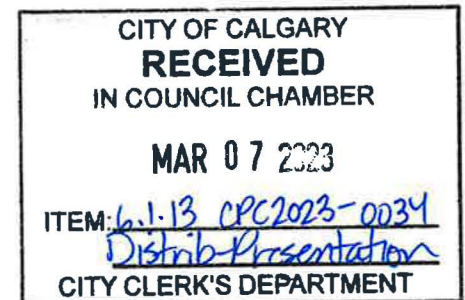
Agenda Item: 6.1.13



LOC2022-0075 / CPC2023-0034

Land Use Amendment and Outline Plan

March 7, 2023

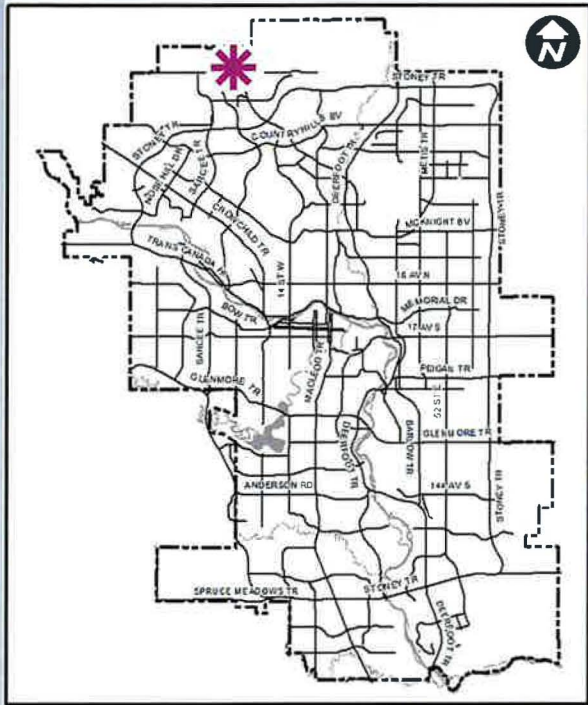


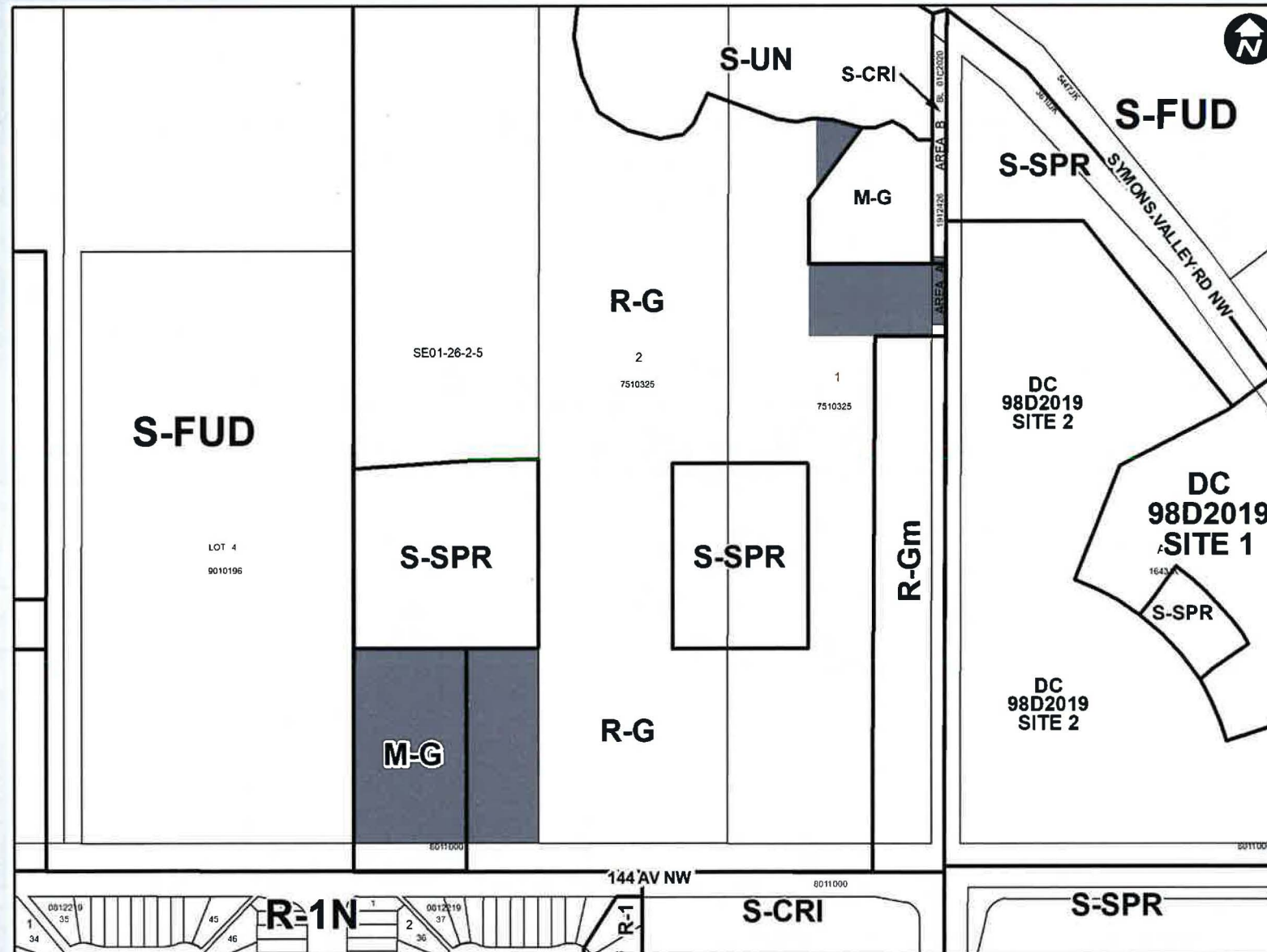
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 27D2023** for the redesignation of 1.76 hectares \pm (4.35 acres \pm) located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District **to** Commercial – Community 1 (C-C1) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.



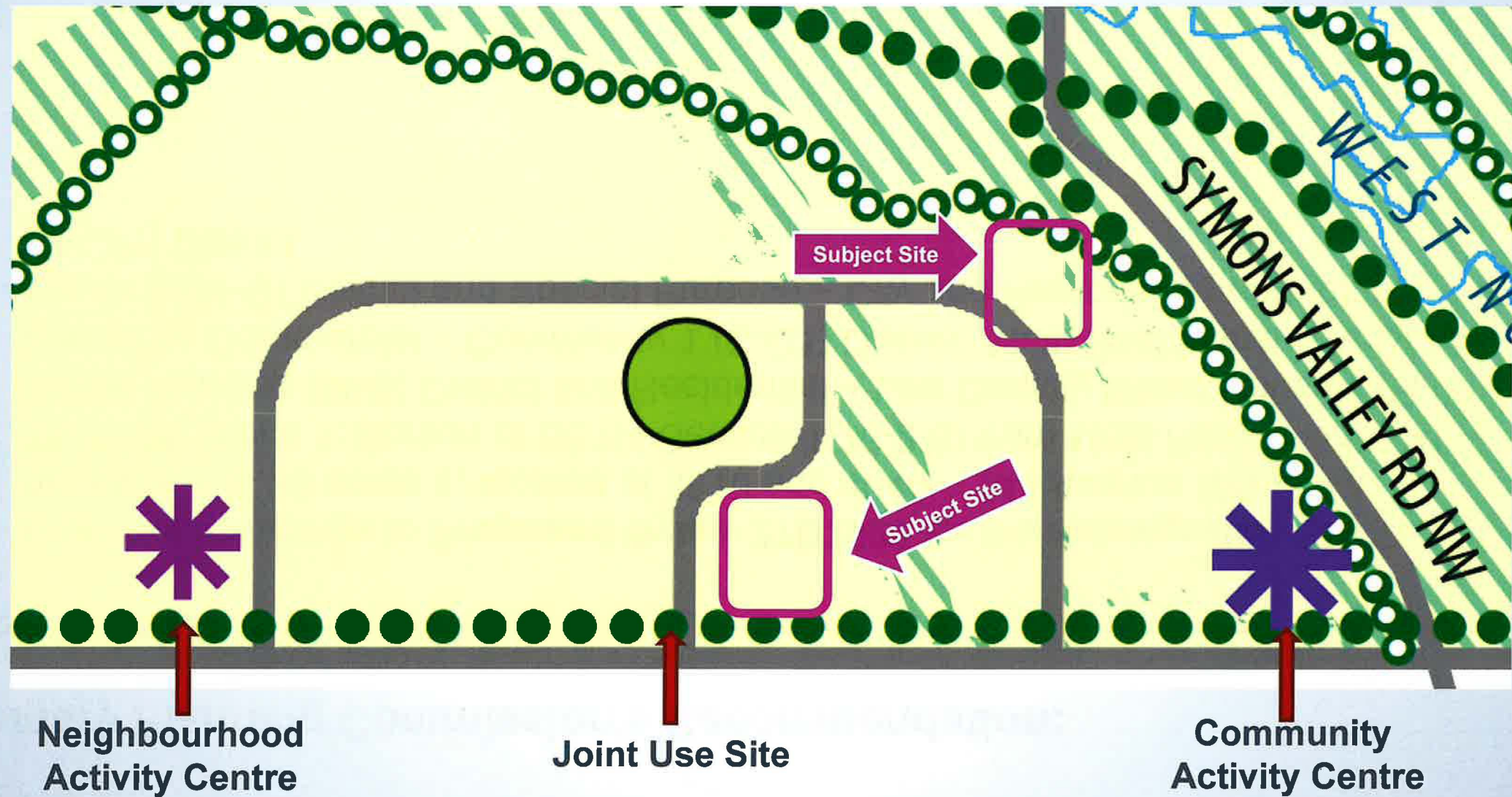






Portion of SE $\frac{1}{4}$ Sec 1 Twp 26 Rge 2 W5
Located within Approved Glacier Ridge OP (LOC2017-0368)

Map 3: Land Use Concept – Glacier Ridge Area Structure Plan (partial)

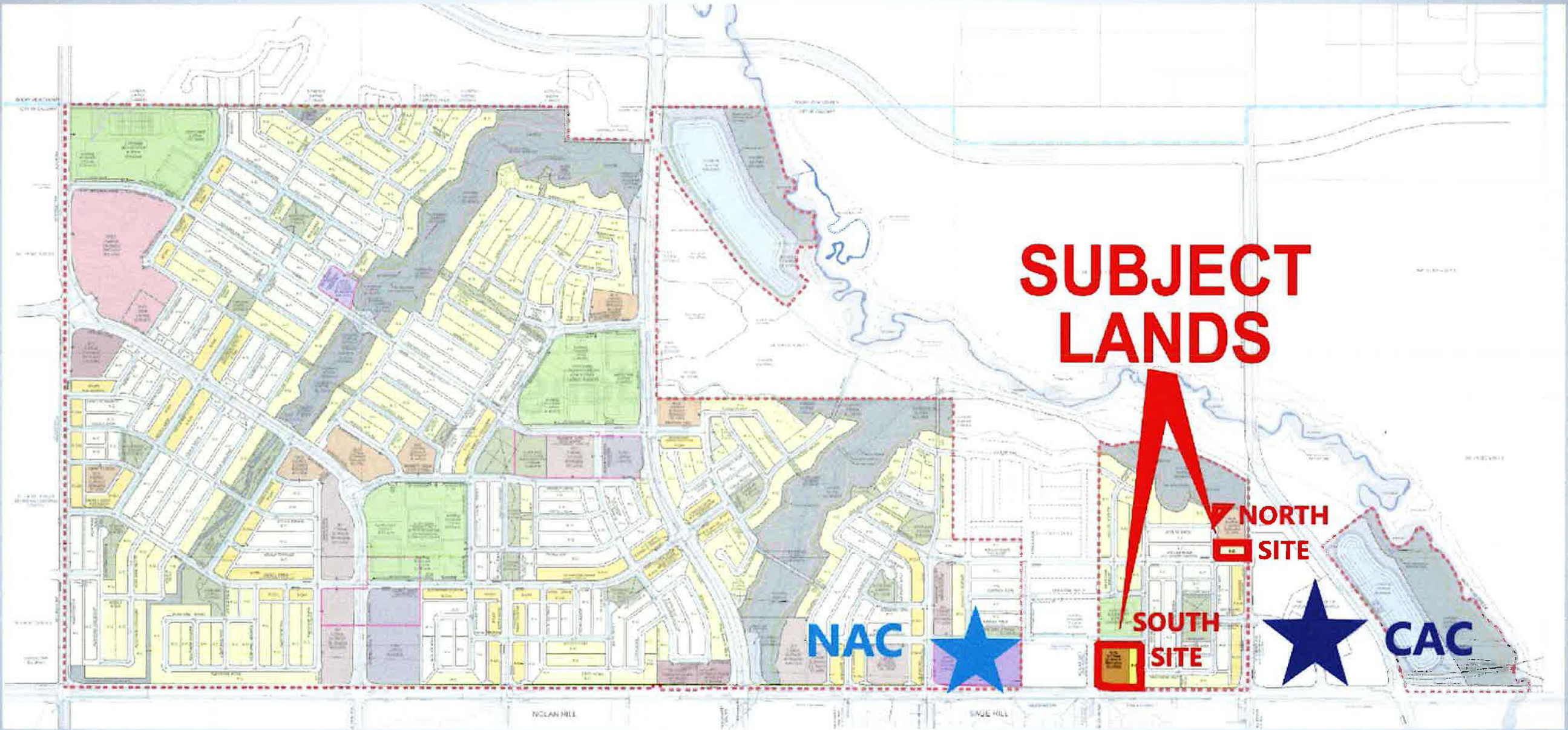


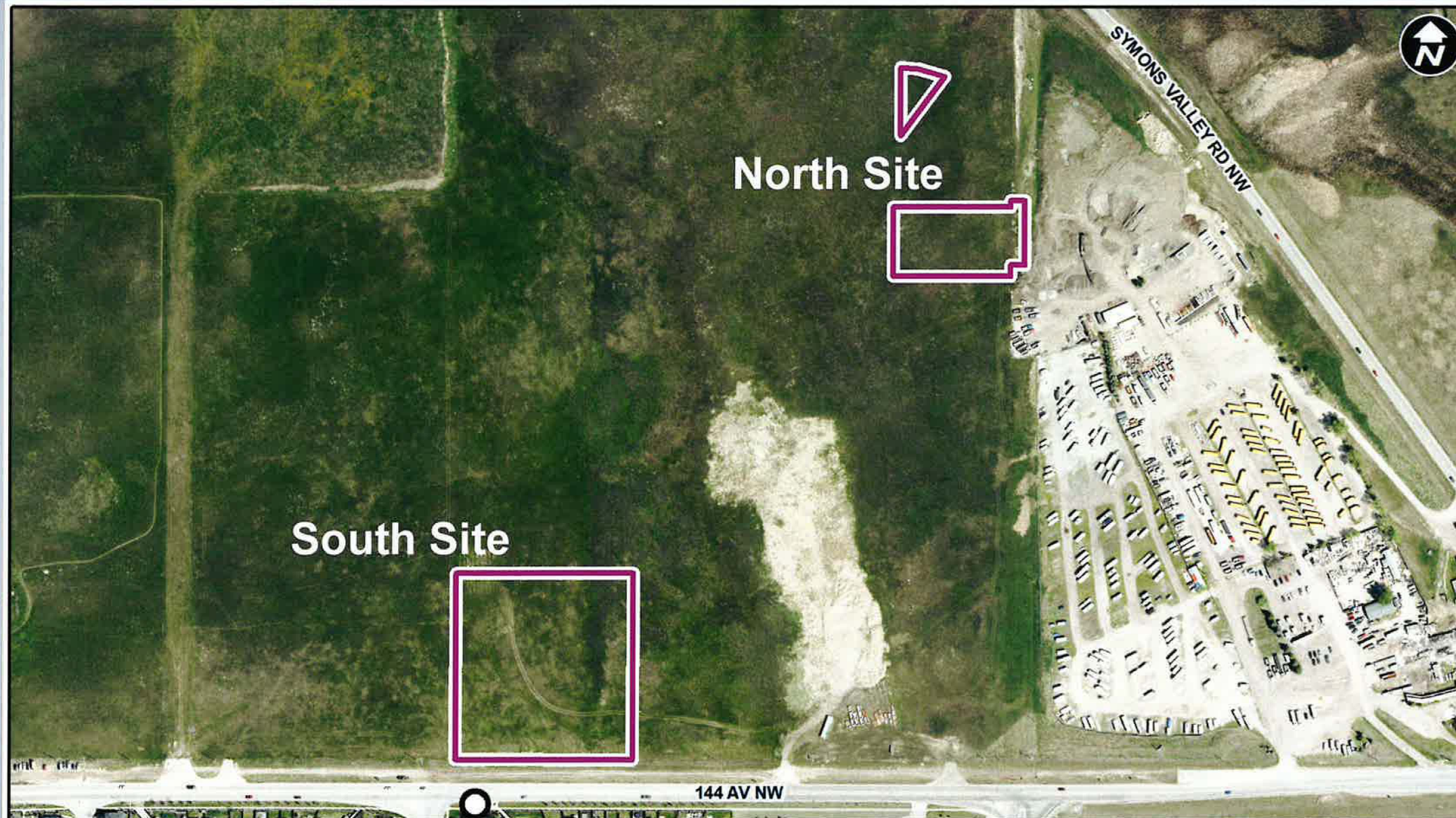
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Supplementary Slides





Parcel Sizes:

North Site

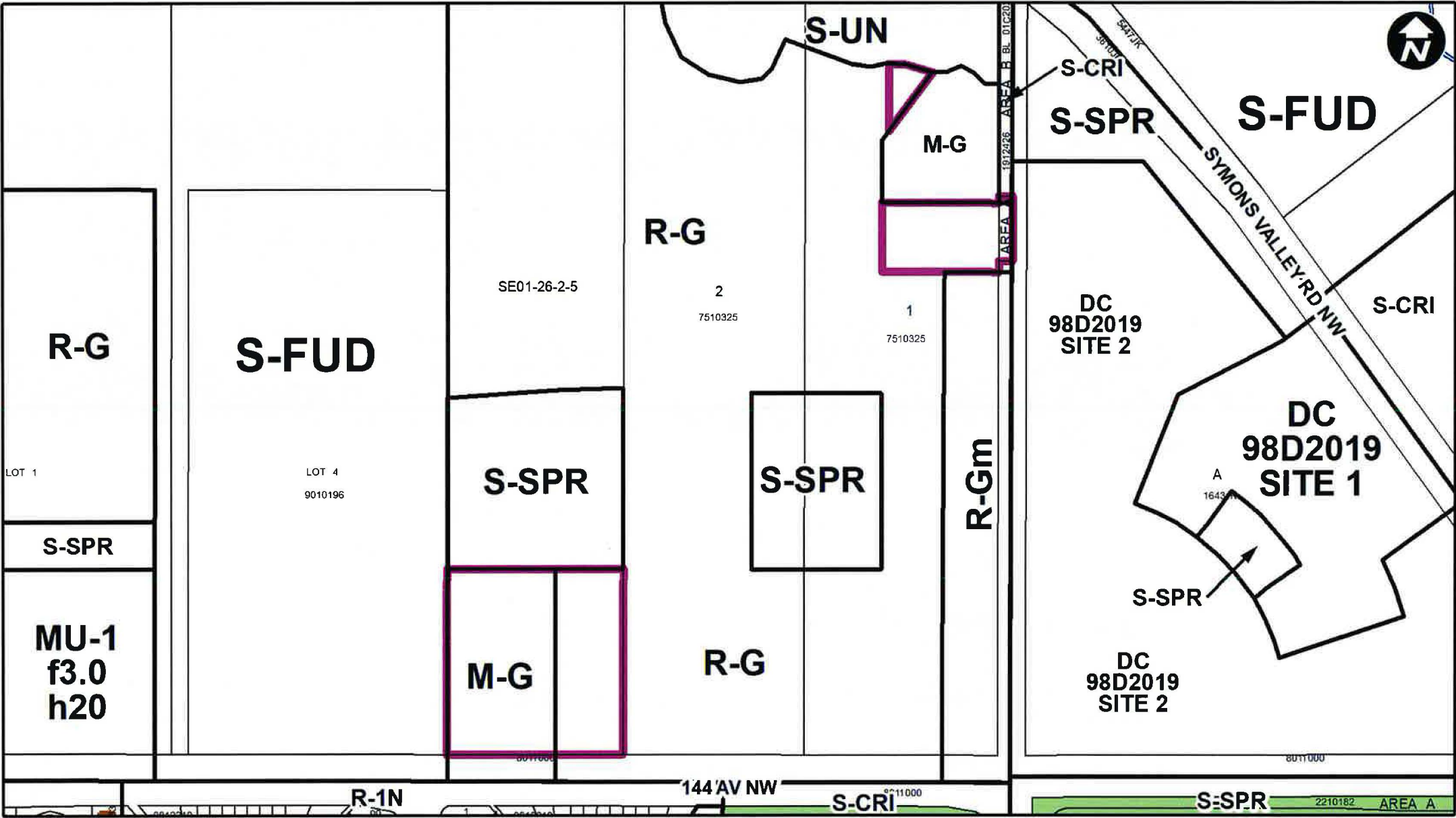
**1.06 ha
76m x 132m**

South Site

**1.36 ha
118m x 118m**







- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

Map 3: Land Use Concept – Glacier Ridge Area Structure Plan



| | C-N1 | C-N2 | C-C1 |
|-----------------|-----------------------------|--|-------------------------------|
| Purpose | Small scale commercial | Small scale commercial | Small to mid-scale commercial |
| Parcel Area Max | 1.2 hectares | 1.2 hectares | 3.2 hectares |
| FAR | 1.0 | 1.0 | 1.0 |
| Building Height | 10 metres | 10 metres | 10 metres |
| Uses | Limited use sizes and types | Limited use sizes and types; limited automotive uses | Limited automotive uses |